

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON **THURSDAY, SEPTEMBER 8, 2022 AT 6:00 P.M.** AT SEABROOK  
3 CITY HALL TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT  
4 TO THE AGENDA ITEMS LISTED BELOW.  
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6 **BOARD MEMBERS PRESENT:**

7 PAUL R. DUNPHEY (Exc. Absence)

8 TERRY CHAPMAN

9 KEVIN FERGUSON

10 ERNIE DAVIS

11 GARY BELL

12 BUDDY HAMMANN

13 THOMAS KOLUPSKI  
14  
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CHAIR

VICE-CHAIR

TREASURER

SECRETARY

MEMBER

COUNCIL REPRESENTATIVE

MAYOR

16 **ALSO PRESENT WERE:**

17 GAYLE COOK

18 STEVE WEATHERED

19 PAUL CHAVEZ  
20

CITY MANAGER

CITY/EDC ATTORNEY

DIRECTOR OF ECONOMIC

DEVELOPMENT

ADMIN COORDINATOR

21 PAT PATEL  
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23 EDC Chair Paul Dunphey called the meeting to order at 6:00 p.m. and declared that a quorum  
24 was present.  
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26 **1. PUBLIC COMMENTS AND ANNOUNCEMENTS**  
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28 *There were no public comments.*  
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30 **2. SPECIFIC PUBLIC HEARING**  
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- 32 **2.1** Conduct Public Hearing on the proposed fiscal year 2022-2023 Economic  
33 Development Corporation budget. This public hearing is held pursuant to Local  
34 Government Code section 515.159.  
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36 *Vice-Chair Terry Chapman opened the specific public hearing at 6:01p.m.*  
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38 *Since there were no comments, Mr. Chapman closed the public hearing at 6:01p.m.*  
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41 **3. PRESENTATIONS**  
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- 43 **3.1 EDC Director's report on economic development activities for August 2022.**  
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45 Director Paul Chavez presented the monthly activities for August.  
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- 47 **3.2 Presentation by Economic Alliance Houston Port Region.**  
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### 3.3 Presentation by Seabrook Marina and Shipyard.

- Introduction about Seabrook Marina and Shipyard - full service shipyard with 15 on site contractors
- Marina has both floating and fixed docks, dry storage and a fuel dock
- Amenities: fitness center, swimming pool, private boat ramp, walking trails, pavilions for each dock, floating bathhouses, and a waterfront restaurant building ready for build-out
- Project history: year 2017 demolition of old Regatta Inn/Sundance Grill site and development of new waterfront restaurant
- Job Creation: 45 new jobs – 20 full time and 20 part time – 5 managers
- Nobody wants to do a restaurant at this location without a natural gas line – too much of an obstacle – construction of SH146 and access to the Marina is really tough – how do people know how to get here?
- Incentive request: gas line extension \$8,520 – Centerpoint Energy main extension cost of \$6,840 plus Main Bore cost of \$1,680
- Timeline: Natural gas line February 2022 to January 2023. Overflow Parking & outdoor dining concrete work January 2023.
- Landscaping/fencing/security shelter December 2022
- Potential tenant for restaurant - 10 year lease currently being negotiated for this site – it's a well-known chef who wants to serve food items like hamburgers to fish to steaks – everyone here in Seabrook will be able to be proud of.
- This new tenant is projecting about 4 million dollars in annual sales
- Natural gas is really important to a restaurant especially at this waterfront location

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### 4.0 CLOSED EXECUTIVE SESSION

#### 4.1 Section 551.087

Discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

*The EDC Board agreed that an Executive Session was not needed.*

### 5.0 OPEN SESSION

#### 5.1 The EDC Board will reconvene in open session to allow for possible action on the agenda items listed above under "Executive Session".

*Not needed.*

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### 6. NEW BUSINESS

#### 6.1 Consider and take all appropriate action on a Business Development incentive request for partial reimbursement for the installation of a natural gas line to the Seabrook Marina located at 1900 Seabrook Shipyard, in an amount not to exceed \$8,520.

The Board discussed the item and asked questions to the applicant:

- Invoice from Centerpoint Engery indicating \$38,455 that is the total cost of the natural gas pipeline from their main trunk line along SH146 to the restaurant property, and you're asking for reimbursement for just the portion that goes thru the City's right-of-way to your property line?  
*Applicant: That's exactly correct*
- Was there ever an incentive agreement approved back in 2018? *Per the City Attorney, there was never an agreement that was approved but it was made public via a public hearing notice and nothing to do with a commitment of funds*
- Is the incentive that was approved back in 2018 still active? *Per the EDC Director there was no signed agreement for this incentive, since the incentive was contingent upon a tenant signing a lease to a restaurant. The Board approved these expenditures as per their presentation back in 2017, however a legal document was not drafted and signed.*
- Their current presentation indicates a 10-year lease, which meets the contingency of an executed 7-year lease from the previous incentive. Does that mean an agreement goes into effect? *Per the City Attorney, the previous incentive is not being presented before this body tonight. Right now the request is only for the natural gas line. The Board would have a time after the applicant updated their presentation but it would not be binding upon the EDC until an agreement is executed between both parties.*
- Is this budgeted? *Per the EDC Director it is not budgeted specifically but we do have an amount in our budget for incentive projects.*
- Just to clarify, we see the word "approved" and we want to make sure it's actually that we discussed supporting that incentive back in 2018 and made notice to the public. We never approved an official document, correct?  
*EDC Director: That is correct*
- Have the estimated numbers changed since that time (2018)? *EDC Director: If the Marina would like to make an updated presentation and change their requested amounts, that would have to be for a separate meeting.*

*Motion made by Ernie Davis and seconded by Gary Bell.*

*To approve a Business Development incentive in an amount not to exceed \$8,520 for reimbursement upon completion and installation of the natural gas line to the Seabrook Marina.*

MOTION CARRIED BY UNANIMOUS CONSENT

**6.2 Consider and take all appropriate action on renewal of the revised Clear Lake Area Chamber of Commerce contract beginning October 1, 2022 thru September 30, 2023 in an amount not to exceed \$10,000 with the option to sponsor the Christmas Boat Lane Parade in December 2022 for the additional payment of \$2,000. This is a budgeted item.**

*Motion made by Ernie Davis and seconded by Gary Bell.*

*To approve the revised Clear Lake Chamber of Commerce contract as presented.*

MOTION CARRIED BY UNANIMOUS CONSENT

**6.3 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2022-2023, in an amount not to exceed \$288,942. This is a budgeted item for FY 2022-2023.**

*EDC Director Paul Chavez explained to the board that this amount has remained the same that was presented at the previous EDC Meeting in August. He explained that at this time this number is currently set from the City's budget standpoint on salaries.*

*Motion made by Kevin Ferguson and seconded by Gary Bell.*

*To approve the renewal of the Administrative Staffing Services Agreement for fiscal year 2022-2023, in an amount not to exceed \$288,942.*

MOTION CARRIED BY UNANIMOUS CONSENT

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**7. ROUTINE BUSINESS**

**7.1 Approve minutes of the August 11, 2022 regular meeting.**

Motion made by Kevin Ferguson and seconded by Ernie Davis.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

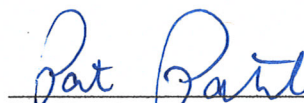
**7.2 Establish future meeting dates and agenda items.**

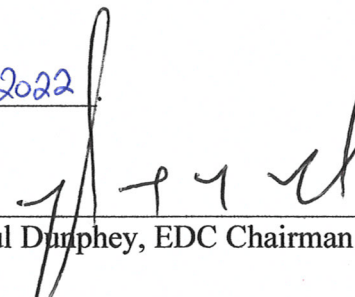
Next meeting: October 13, 2022 at 6:00 p.m.

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Upon motion duly made, the meeting was adjourned at 6:49 p.m.

APPROVED ON THE 13<sup>th</sup> DAY OF October 2022.

  
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Pat Patel,  
EDC Administrative Coordinator

  
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Paul Dimphey, EDC Chairman